



NOTICE OF BOARD OF DIRECTORS' BOARD MEETING
Thursday, February 19, 6:00 pm
7845 Berkshire Pines Drive (Clubhouse Ballroom)
In-Person & Via Microsoft Teams

AGENDA

[Join the meeting now](#)

Meeting ID: 292 360 426 194 12

Passcode: hj2uy9PX

[1-323-433-2299](tel:1-323-433-2299)

Phone conference ID: 202 911 48#

- 1. Call to Order, Roll Call of Directors, Proof of Notice, Establish Quorum.**
- 2. Approval of Prior Meeting Minutes:**
January 15, 2026, Board of Directors Meeting Minutes
- 3. Treasurer's Report:**
- 4. Committee Report(s):**
 - a. ACC Committee
 - 7409 Meldin Ct Remove & replace all windows & 2 sliding glass doors, Recommend Approval
 - 7482 Lourdes Ct Remove & replace 4 windows, 2nd floor only, Recommend Approval
 - 7490 Lourdes Ct Painting house, Recommend Approval
 - 7763 Berkshire Pines Dr Extending Lanai, constructing 12' Hard Lanai roof, & constructing new screen enclosure, Recommend Approval
 - 7806 Berkshire Pines Dr Replace all windows, Recommend Approval
 - 7815 Berkshire Pines Dr Remove & Replace 1 Window, Recommend Approval
 - 7817 Stratford Dr Install in garage a Mini-Split A/C unit, Recommend Approval
 - b. Social Committee
 - c. Lake Committee
- 5. Unfinished Business:**

6. New Business:

- a. Move to hire Brimmer Holiday Decorations and Lighting to manage our winter holidays decorations for \$9,500.00 plus tax per year for 2026, 2027, and 2028.
- b. Move to replace 2 office desktop computers and 2 monitors with 2 Dell 27 All-in-One Desktop ec27250-27-inch FHD (1920 x 1080) Display, Intel Core 5 Processor 120U, Intel Graphics, 16GB DDR5 RAM, 512GB SSD, Windows 11 Home for approximately \$899.98 plus tax each.
- c. Move to purchase a Brother MFC-L3720CDW Wireless Color Laser Printer with Scanner, Copier and Fax | Auto Duplex and 250-Sheet Capacity for approximately \$459.98 plus tax.
- d. Discuss and vote on whether to approve hiring either:
 - i. WSWebservices to manage our community website: \$1,500.00 start up charge and \$1,090.00 yearly renewal fee. Any additional services as per schedule.
 - ii. RGB to fully manage our community website: \$6,500.00 start up charge, \$289.00 for 3 optional addons, and \$130.00 per month recurring charge.
- e. Discuss and vote to add a floating pipe in the lake attached to current pipe behind 7559 Berkshire Pines Dr.
- f. Hear a request from the homeowner at 7675 Berkshire Pines Dr for \$3,648.00 to replace 2,400 sq. ft. of lawn on the side of rear of his property.
- g Violations Not Cured:
7927 Wexford Ct Hardwood branches touching roof back right side - Not cured
7424 Berkshire Pines Dr Drainage Easement+ area encroachment – Not cured.

7. Board Announcements:

- a. Identify the homeowners that have submitted their intent to be a BOD candidate listed on the Ballot for the Annual Meeting, March 26th.
- b. Update and discussion regarding progress of the aeration project

8. Member/Owner Comments:

- a. Members wishing to speak are asked to sign up on the signup sheet under the specific issue they wish to address. (Zoom attendees may sign up via chat at the start of the meeting.)
- b. The Board will recognize the Member by name and invite them to share their comments.
- c. Members are entitled to speak for up to three (3) minutes on any agenda item at the appointed time. Member's may speak on the same agenda item a second time, for up to one and a half (1 ½) minutes after all other members wishing to speak have done so.

9. Adjournment